

## OPEN SPACE MASTER PLAN 2017 UPDATED IMPLEMENTATION STRATEGY

### TECHNICAL APPENDIX 3. OPEN SPACE APPROVED SINCE 2001

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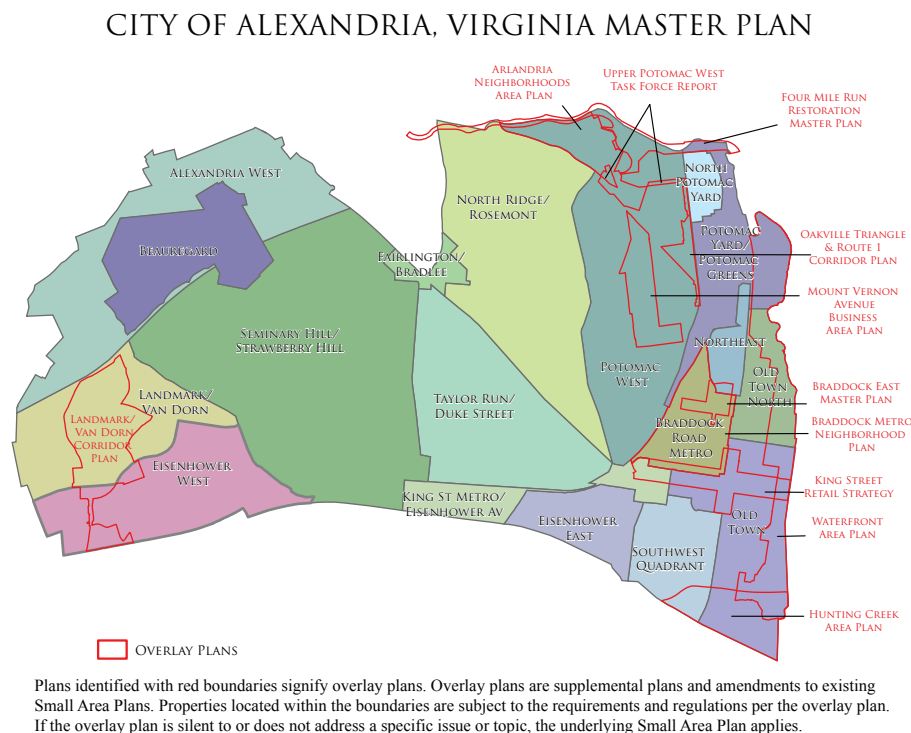
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# Appendix 3. Open Space Approved Since 2001

The City of Alexandria's Department of Planning and Zoning (P&Z) via the Neighborhood Planning and Community Development (NPCD) Division works with the community to create Small Area Plans for geographic areas within the City. The plan articulates the community's vision, goals, and expectations for each area's future. These plans, along with other elements of the City's Master Plan 'serve as the fundamental framework to guide development review and establish the quality, public benefits, and economic value with new development.'<sup>1</sup> Open space is a key component within the framework for each Small Area Plan. Although addressed differently in the Small Area Plan, with some calling for specific locations, sizes, and uses, and other plans providing more broad guidance, each of the plans articulate a vision for the incorporation of open space within its geographic footprint.

**Figure 1. Small Area Plan Locations**



## City of Alexandria Small Area Plans

*Highlighted listings in blue indicate Small Area Plans as listed on the City's web page that are included in this study. (Plans date back to 2001)*

- Alexandria West Small Area Plan
- **Beauregard Small Area Plan**
- **Braddock Road Metro Station Small Area Plan**
- **Eisenhower East Small Area Plan**
- **Eisenhower West Small Area Plan**
- Fairlington/Bradlee Small Area Plan
- King Street Metro/Eisenhower Avenue Small Area Plan
- Landmark/Van Dorn Small Area Plan
- Northeast Small Area Plan
- **North Potomac Yard Small Area Plan**
- Northridge/Rosemont Small Area Plan
- Old Town Small Area Plan
- Old Town North Small Area Plan
- Potomac West Small Area Plan
- Potomac Yard/Potomac Greens Small Area Plan
- Seminary Hill/Strawberry Hill Small Area Plan
- Southwest Quadrant Small Area Plan
- Taylor Run/Duke Street Small Area Plan
- **Waterfront Plan**

*Overlays within Potomac West Small Area Plan, also mapped*

- **Oakville Triangle Small Area Plan**
- **Arlandria**
- **Upper Potomac West**

*Additions and Updates to SAPs*

- **Landmark/Van Dorn Corridor Plan (Overlay)**

<sup>1</sup> City of Alexandria Office of Planning and Zoning website, <https://www.alexandriava.gov/planning/info/default.aspx?id=296>  
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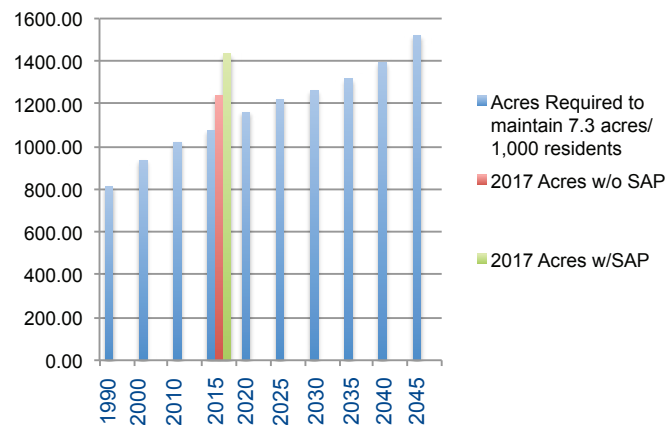


Figure 2. Acres Required to Maintain 7.3 Ratio

Figure 3. Small Area Plan Approval Status

Small Area Plan	Year Approved	Coordinated Development District (CDD)	Total Acreage Planned in SAP Plan	Total Acreage Illustrated in SAP Plan (acreage source is GIS mapping of those illustrations in 2017)	Public Access Provided
Beauregard	2012	CDD #4, CDD #21 and #22	44 acres	49.36 acres	Yes
Braddock Road Metro Station	2008	CDD #15 Braddock Gateway - need to confirm	1 + acre	4.34 acres	Yes
Eisenhower East (CDD is Eisenhower Avenue Metro)	2003, amended 2014	Yes - one source notes as CDD #1 and CDD #2 which conflicts with Zoning Code - need to confirm	4.5 acres	39.22 acres	Yes
Eisenhower West	2015	Yes - 3 total; need to confirm # designation	Each park at least 0.5 acre	68.02 acres	Yes
Landmark/Van Dorn (corridor plan only)	2009	Yes; need to confirm # designation	7 acres	11.14 acres	Yes
North Potomac Yard	2010 (update expected in 2017)	CDD #10 CDD #19	10.44 acres	9.68 acres and 3.25 additional acres via contributions	Yes
Waterfront	2012	No	40,000 sf park 5.5 added acres public spaces	5.56 acres	Yes
Potomac West, Arlandria Overlay (CDD is Mt. Vernon Village Center/Birchmere)	2003	Yes - CDD #6		N/A	Unclear
Potomac West, Oakville Triangle Overlay	2015	Yes CDD #24		2.01 acres	Where feasible
Potomac West, Upper Potomac West Overlay (CDD is Mt. Vernon Village Center/Birchmere and Rt. 1 Properties)	2001	Yes - CDD #6 and CDD #7		1.3 acres	Unclear
<b>TOTAL</b>			<b>66.94 acres</b>	<b>193.71 acres (includes the 3.25 additional acres via contributions)</b>	

*Acreage Totals. The first column, 66.54 acres, summarizes the explicitly stated acres in the SAP text. The second column, 193.71 acres, summarizes the open space area as illustrated on diagrams and plans in the SAPs transferred to GIS.*

TA-3.4

The proposed open space information has been collected and mapped from all of the Small Area Plans written or updated since 2001, as noted in blue on the previous page. Most of the Small Area Plans identify a Coordinated Development District (CDD) for open spaces, either existing or proposed. CDDs are established to encourage cooperation among a mix of uses that are integrated into a larger “small area.” A total acreage figure for the desired amount of open space acreage is provided in some Small Area Plans, while other Small Area Plans are not a specific. For an updated listing of adopted CDDs, see Section 5-602—Coordinated development districts created, consistency with master plan, required approvals found in the City of Alexandria Zoning Ordinance.

When reviewing the plans to identify the amount of publicly accessible open space proposed within each area, if the term public access is not specifically or clearly stated, this review assumes that the open space is private and not publicly accessible. Most proposed open space in the Small Area Plans is intended to be publicly accessible via dedication to the City or through the provision of recorded public access easements.

### Small Area Plan Acreage Differences

*The City of Alexandria’s Small Area Plans have been prepared over a number of decades. As time passed, plan contents and approach have evolved. Recent plans are more explicit with discussions on public open space, articulating the specific number of acres required as indicated on the chart to the left. Earlier plans used diagrams to illustrate where new public open space should be located, often without explicitly stating a total acreage amount. These diagrams were transferred to GIS and an estimated total of planned for public open space acreage was drawn from this exercise. When acreage was stated in the SAP and the diagrams were transcribed into GIS, some SAP computations differ between the two sources. These include the SAPs for Beauregard, Landmark/Van Dorn and North Potomac Yard.*

*The column drawn from GIS data (193.71 acres total) does provide a target amount of committed public open space acreage, a significant addition to the City’s overall public open space.*

## Beauregard Small Area Plan (June 2012)

*Specific acreage is provided for each space as well as total open space acreage overall. Possible sites are recommended but are not confirmed; acreage is standard while location is guideline/ recommendation. This SAP contains multiple CDD zones: CDD #4, CDD #21, and CDD #22.*

The Beauregard Small Area Plan emphasizes the desire to acquire additional open space through the Department of Defense (DOD) funding and to ensure a significant amount of tree canopy (40%), as well as additional dog parks and community gardens. The plan builds on the area's open space corridors and outlines an interconnected open space network comprised of centrally located open spaces within each neighborhood, a new 18-acre greenway, and a 7-acre expansion of Dora Kelley Nature Park. The proposed new public open spaces, parks, and greenways will constitute approximately 44 acres and include both passive and active open spaces.

The interconnected open space network is based on the 'Garden City' concept of planning communities with open space and a mix of uses that collectively enable the benefits of open space and landscaping. The open space network additionally incorporates a pedestrian network that connects open spaces and neighborhoods through pedestrian routes adjacent to streets, greenways, and parks. The interconnected open space and pedestrian network will be defined by landscaped streets reminiscent of the Garden City. Public art is to be integrated into the design of open spaces, with historical references, interpretation, and possible education opportunities.

General recommendations involve the location of open space—parks within each neighborhood, creation of a greenway that will be a visual extension of the Winkler Botanical Preserve, and provision of a variety of open spaces such as community gardens, athletic fields, passive open space, urban squares and neighborhood parks. All open spaces are meant to provide recreational opportunities and thus encourage healthy physical activity among residents.

Nearly 72% of the Beauregard area is zoned Coordinated Development District 4. The plan recommends the creation of new CDD zoning for designated redevelopments including open space. The CDD zone is not officially established until the zoning ordinance is approved by Planning Commission and City Council.



*Excerpt from Beauregard Small Area Plan*

### **Design and Planning Guidance drawn from reading the SAP**

- *Plan recommends a new, large centrally located public park to be located on the Post Office site at Wythe and Henry Streets*
- *Comprehensive system of small parks, a square, a recreation center, and other public-space resources*
- *The ability to create this effective park system depends on establishing a policy that counts only those park spaces that are truly visible and accessible towards developers' public open space requirement*
- *Neighborhood Park of at least 1 acre- 2 possible locations that are the proper size and are highly visible and accessible*
- *Metro Plaza*
- *Open Space Framework map which shows existing public open space, proposed open space location, existing/proposed plaza space, and potential secondary open space location in addition to connections*
- *"Strategic placement of parks to ensure that they are well used and active"*
- *No design guidelines for open spaces*

## **Braddock Metro Neighborhood Plan (2008)**

*Total acreage is not provided. Possible sites are recommended but are not confirmed. Open space requirement is mentioned and there is a recommended CDD zone.*

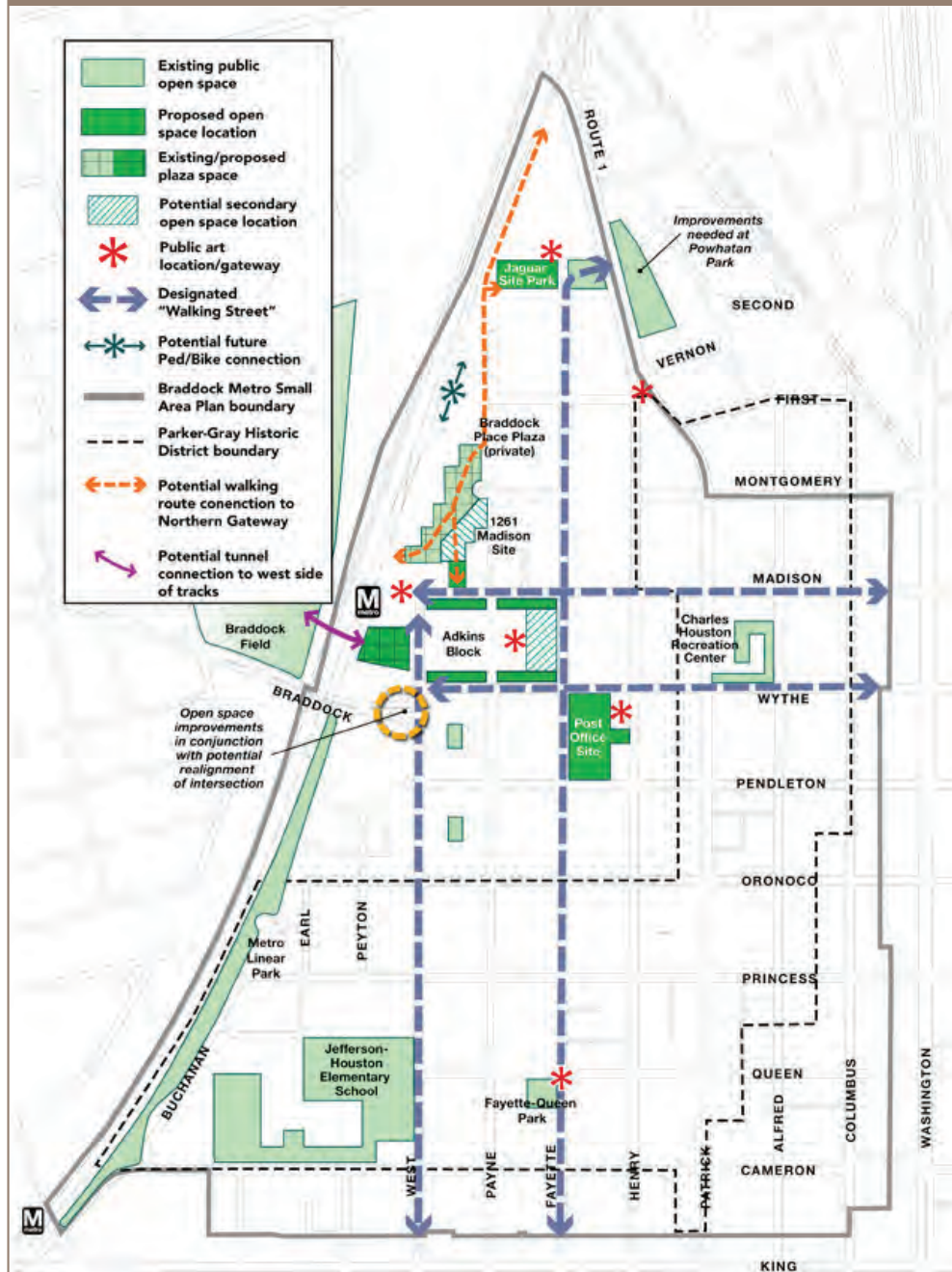
The Braddock Metro Neighborhood Plan aims to establish a variety of community-serving usable open spaces. Specifically, it recommends a large centrally located public park in addition to potential small pocket parks and a plaza as part of private development projects throughout the neighborhood. "Walking streets" are intended to enhance pedestrian connections to proposed neighborhood parks and form a comprehensive recreation system. Other recommendations for open space include a square and a recreation center. The goal is to enhance access to recreational opportunities by establishing a policy that requires developers to have visible and accessible park spaces.

Proposed parks include a Neighborhood Park of at least one acre and a hardscaped Metro Plaza. The possible sites for these parks are strategically placed to ensure that they are well used and active. A public park is to be centrally located in the Northern Gateway neighborhood with a minimum size of 2/3 acre. The plan states the requirement that a minimum of 38% of the Braddock Metro site shall be maintained as ground-level open space.

The Braddock East planning process is to involve the creation of CDD guidelines; specific redevelopment sites are recommended to be zoned under the Northern Gateway Coordinated Development District.



## Open Space Framework



Excerpt from Braddock Metro Neighborhood Plan, page 45

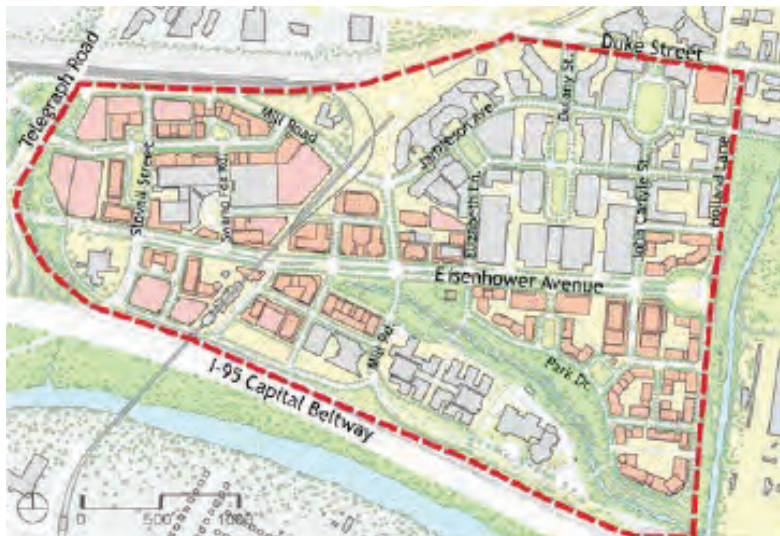


*Eisenhower East Parks, excerpt from Eisenhower East SAP*

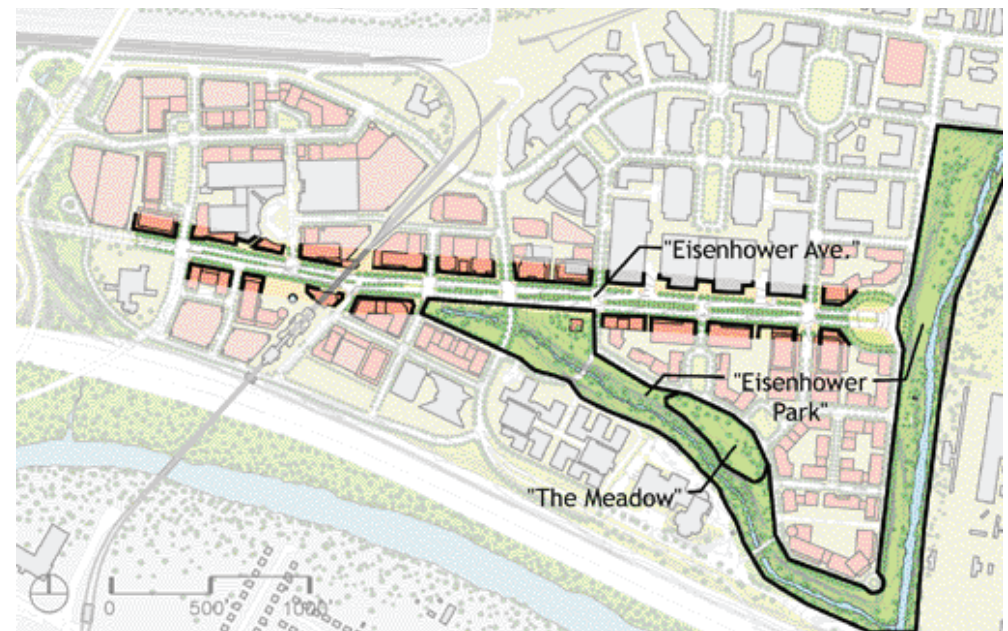
## Eisenhower East Small Area Plan (2003, amended 2014)

The plan includes a comprehensive system of integrated and interconnected conservation areas, passive and active parks, and neighborhood and urban squares. The goal is to create usable public open space. Existing areas provide potential for creating natural passive open space, restoring wildlife habitat, and offering recreational opportunities. The focus is on developing a holistic approach and providing connectivity between the area's green spaces and the rest of the city. Specific recommendations include the creation of a new active/passive park called The Meadow, which provides a usable green recreation space. There are also plans for two smaller neighborhood squares, South Carlyle Square and South Delaney Gardens as well as West Side Gardens which all provide usable open space for residents. Eisenhower Station Square serves as a major gathering and social space and Town Center Square is at the heart of the entertainment district. North Square and Boulevard Parks provide less conventional open space in the form of hardscape.

There is a proposed CDD Zone 2 for development and open space guidelines suggest a minimum of 4.5 acres of publicly accessible open space to be provided on the elevated deck. If the South Carlyle conceptual plan for an elevated deck is not implemented, the land remaining after the rotary is modified to a T-intersection shall be converted to a crescent shaped open space.



*Eisenhower East Small Area Plan Boundaries, excerpt from Eisenhower SAP*



*Eisenhower East Parks, excerpt from Eisenhower East SAP*



## Eisenhower West Small Area Plan (2015)

The Eisenhower West Small Area Plan creates an open space network by enhancing existing parks and creating new parks, open spaces, and green connections including a revitalized Backlick Run greenway, a plaza near the Van Dorn Metrorail Station, and a new Bush Hill Park. The goal is to have a connected, accessible, and identifiable park and open space system that serves local and citywide recreational needs. Accessible open space will include neighborhood parks which are multi-use spaces oriented to the surrounding neighborhood. The plan recommends one neighborhood park a minimum of ½ acre in each Eisenhower West neighborhood. There are recommended plans for specific park sites in each neighborhood, but these serve only as guidelines while the acreage is standard. There does not seem to be a total acreage of proposed open space and no open space requirement is mentioned.

The neighborhood is currently zoned CDD, and the plan recommends possibly creating a separate CDD zone for each of the 6 neighborhoods.



Excerpt from Eisenhower West Small Area Plan (2015)

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### PRINCIPLES

- *Create an open space network in new development areas*
- *Protect, expand, and connect stream valleys and other environmentally sensitive areas*
- *Link and expand the pedestrian, bicycle and trail system in Eisenhower West*
- *Protect and enrich existing parks*
- *Provide residents with access to appropriate recreational opportunities*
- *Create and enhance public gathering spaces including plazas, streetscapes and nodes*
- *Increase tree cover throughout Eisenhower West*
- *Integrate public art with public spaces created near the Van Dorn Metrorail station*
- *Protect and interpret area historic resources*

## Landmark/Van Dorn Corridor Plan (2009) overlay plan in Landmark Van Dorn Boundary

The Landmark/Van Dorn Corridor Plan recommends five specific open spaces: West End Town Center (3.5 acres), New High Street Park (0.5-1 acre), Pickett Square (1 acre), Pickett Plaza (0.5-acre expansion), and Edsall West Park (1 acre) for a total of seven acres of added open space. The plan mentions the 40% ground level open space requirement for residential uses; there is no open space requirement for commercial uses. No distinction between public and private open space is articulated. It is assumed that all five proposed open spaces are publicly accessible.

The plan recommends zoning the West End Town Center and Pickett Place districts to the Coordinated Development District to encourage open spaces and mixed uses. Below is a list and description of all open spaces recommended in the SAP.

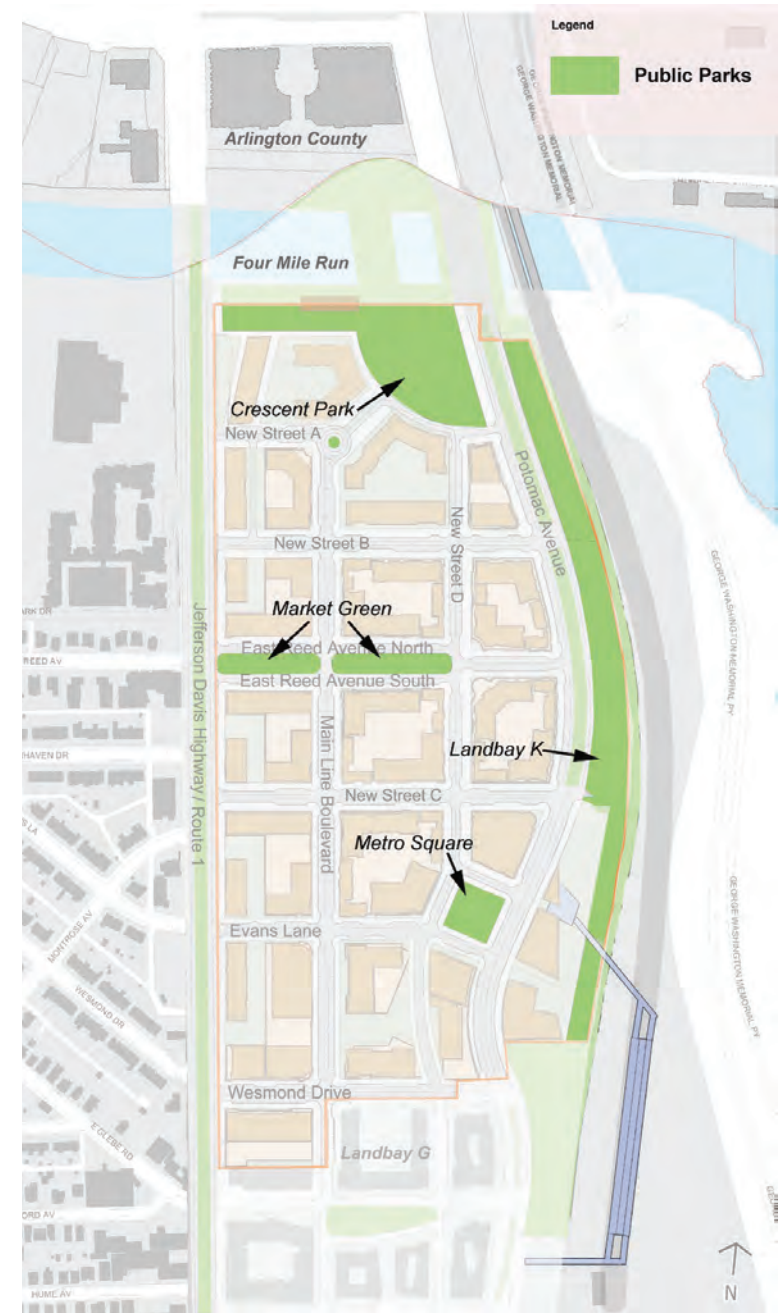
- West End Town Center (Landmark Mall site): The plan recommends an approximately 3.5-acre open space network across the site that includes open space and squares that incorporate sustainable design elements.
- New High Street Park: The plan recommends a 0.5 to 1-acre public open space along Stevenson Avenue in the area between Van Dorn Street and Walker Street.
- Pickett Square: The plan recommends an approximately one-acre urban square in the heart of Pickett Place that is modeled after successful active urban open spaces.
- Pickett Plaza: The plan recommends the consideration of an expansion of Armistead Boothe Park by approximately one-half acre.
- Edsall West Park: The plan recommends an approximately 1-acre park on the west side of the proposed extension of Whiting Street and adjacent to the South Port apartment development south of Edsall Road. This proposed park connects at the south to the Resource Protection Area (RPA) along a small stream flowing to Backlick Run.

*Excerpt from Landmark/Van Dorn Corridor Plan Overlay, within the Landmark/Van Dorn SAP*

## North Potomac Yard (2010)

The Plan recommends a comprehensive network of parks and public open spaces that serve to define the neighborhoods in which they are located, with connections to local and regional open space systems and trails. The parks will be a combination of active and passive open spaces and will integrate historical interpretive elements, public art, and improve the City's urban tree canopy. A minimum of 15% of North Potomac Yard is required to be provided as ground level open space with an additional 25% open space required to be provided at either ground level and/or on roof-tops. Blocks 2, 3, 5 and 21 will be required to provide ground level open space due to the required underground parking.

The Plan recommends modification of the boundaries of the existing Coordinated Development District (CDD #10) zoning and the creation of a new Coordinated Development District (CDD #19).



Excerpt from North Potomac Yard SAP





## Waterfront (2012)

Overall, the plan adds 5.5 acres of new public space to the Waterfront. Focusing on enhancing the public realm, the plan adds 1.85 acres of public parks in addition to 1.2 acres of public space and 2.5 acres of additional public space on redevelopment sites. Public access and view corridors are to be ecologically sustainable, interesting, and usable.

Proposed parks or plazas include a redesigned/landscaped waterfront park of 1.4 acres, Fitzgerald Square 0.9 acres, expanded Point Lumley Park 1.6 acres, and Roberdeau Park with expansion into Wolfe Street 0.28 acres. Proposed on-pier public space includes King Street Pier 0.4 acres and Cameron Street Wharf 0.3 acres while proposed pedestrian streets include King Street Street-end 0.1 acres, The Strand 0.2 acres, and Prince Street Street-end 0.15 acres.

*Excerpt from Waterfront SAP: northern section on left; southern section on right*



## Potomac West SAP, Oakville Triangle Overlay (2015)

The Oakville Triangle and Route 1 Corridor Vision Plan establishes specific open space standards for enhancement of open spaces in the area. Recommendations involve renovation of Mount Jefferson Park, expansion of Ruby Tucker Park, a new 21,000 square foot central public urban square within the Oakville Triangle, and five additional open green spaces adjacent to Mount Jefferson Park, ranging in size from 4400 square feet to 21,000 square feet.

- Open Space Standards:
  - 2.4 Improve Mount Jefferson Park consistent with the Plan approved by the Parks and Recreation and Planning Commissions including the at-grade trail extension at the southern end of the Park.
  - 2.5 Provide a central public urban plaza within Oakville Triangle that includes usable amenities that help to meet the recreational needs of new residents.
  - 2.6 Provide five new ground level public green spaces adjacent to Mount Jefferson Park.
  - 2.7 Expand the existing Ruby Tucker Park.
- Open spaces within the Plan area should be designed to accommodate a variety of users of all ages
- Renovation of the 4.7-acre Mount Jefferson Park.
- Five additional open spaces adjacent to Mount Jefferson Park, ranging in size from  $\pm 4,400$  sq. ft. to  $\pm 21,000$  sq. ft.
- A  $\pm 21,000$  sq. ft. central urban square within the Oakville Triangle.
- An expansion of the existing Ruby Tucker Park for a total of  $\pm 14,500$  sq. ft.
- Townhouse developments will include a minimum, 15% ground level open space as part of redevelopment. Roof-top amenity space is strongly encouraged.
- New multi-family development will include 25% ground level and 15% roof top amenity space as part of the redevelopment
- Mixed-use projects (with ground floor retail-commercial) will include a minimum of 15% ground level open space and 25% roof top amenity space as part of redevelopment.

The area is currently surrounded by zones CDD #7, CDD #10, and CDD #19 and the plan recommends the creation of an additional Coordinated Development District CDD #24. The plan recommends that all new developments are required to provide ground level open space, publicly accessible where feasible.



Excerpt from Oakville Triangle Overlay





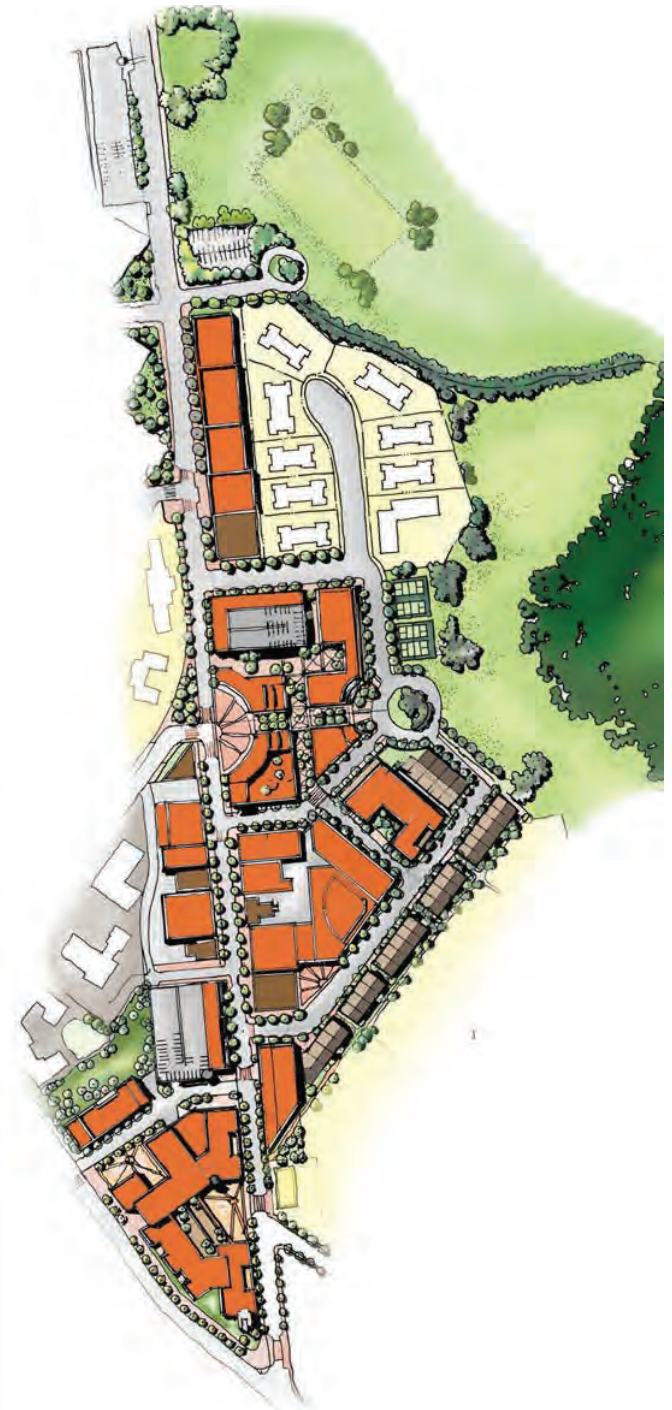
*Mount Jefferson Park improvements in Oakville Triangle SAP excerpt*



*Open space in Oakville Triangle, excerpt from SAP*

## Arlandria Overlay

The Arlandria Small Area Overlay Plan outlines visual and physical connections to Four Mile Run Park as well as a safer environment for pedestrians. The idea is to visually open and enhance access to FMR Park by creating new connections. Enhancement of the pedestrian environment also includes streetscape and landscaped sidewalks. The Arlandria Plan also lists the development of new open spaces in the community as an important issue facing the neighborhood. While the plan does not propose any new spaces, it does explore opportunities to open up FMR to provide more visibility, better access, and a higher level of security. Plans detail access points and gateways into the park to utilize its assets. In summary, much of the open space discussion revolves around enhancing accessibility to the already existing Four Mile Run Park, and the possibility of capitalizing on development opportunities if land ownership changes over the years.



*Excerpt from Arlandria Small Area Plan*

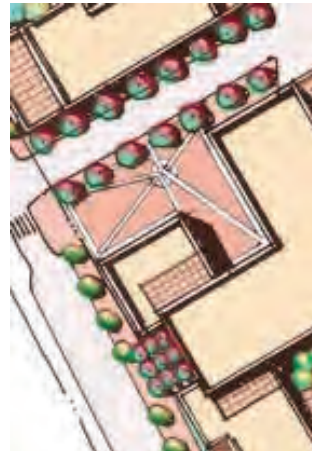


## Upper Potomac West (2001) Overlay Plan

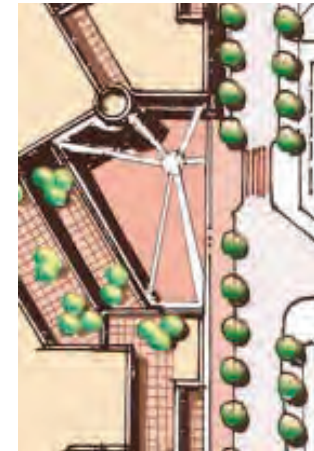
The Upper Potomac West Task Force Report identifies open space and recreation as “very important ingredients” in any new development in the Upper Potomac West area. The report also lists green space and enhancing open space as consistent themes for the Task Force’s assessment of the neighborhood. Similar to the Arlandria Plan, the Upper Potomac West Plan suggests connecting Four Mile Run Park to surrounding areas in the community. It also discusses creating public outdoor spaces to bring the community together as well as enhancing pedestrian safety and accessibility.



*Excerpt from Upper Potomac West SAP*



*Glebe Plaza, excerpt from Upper Potomac West SAP*



*Potomac West Public Plaza, excerpt from Upper Potomac West SAP*